040.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,400 / 856,400
					USE VALUE:	856,400 / 856,400
					ASSESSED:	856,400 / 856,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARNOWSKI FRANK C
Owner 2:	HUNG CINDY
Owner 3:	
Street 1:	82 SOUTH RD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	COLE CAROL -
Owner 2:	GLENN RICHARD -
Street 1:	148 STANDISH RD
Twn/City:	WATERTOWN
St/Prov:	MA Cntry
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2096 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3023.000	447,800		408,600	856,400
Total Card	0.069	447,800		408,600	856,400
Total Parcel	0.069	447,800		408,600	856,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.59 | /Parcel: 408.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26545

GIS Ref

GIS Ref

Insp Date 11/29/18

!3275!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	447,800	0	3,023.	408,600	856,400		Year end	12/23/2021
2021	104	FV	427,600	0	3,023.	408,600	836,200		Year End Roll	12/10/2020
2020	104	FV	473,000	0	3,023.	408,600	881,600	881,600	Year End Roll	12/18/2019
2019	104	FV	353,200	0	3,023.	434,100	787,300	787,300	Year End Roll	1/3/2019
2018	104	FV	353,200	0	3,023.	316,600	669,800	669,800	Year End Roll	12/20/2017
2017	104	FV	331,300	0	3,023.	275,800	607,100	607,100	Year End Roll	1/3/2017
2016	104	FV	331,300	0	3,023.	234,900	566,200	566,200	Year End	1/4/2016
2015	104	FV	295,300	0	3,023.	229,800	525,100	525,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:50:37

LAST REV

Date	Time
10/28/21	17:42:55
jorourke	

PAT ACCT. 3275

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLE CAROL,	72980-2	1	7/24/2019		880,000	No	No		
MOORE MARY S/LI	33685-536		9/19/2001		448,000	No	No		
MOORE MARY S	27109-502		3/4/1997	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2012	1564	Re-Roof	8,400	C				
1/16/2007	37	Manual	1,600					replace railing

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2021	USPS	JO	Jenny O
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
1/30/2009	Meas/Inspect	372	PATRIOT
12/5/2001	MLS	HC	Helen Chinal
4/28/2000	Inspected	264	PATRIOT
3/2/2000	Measured	263	PATRIOT
8/18/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26545
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3023		Sq. Ft.	Site		0	80.	1.69	1									408,552						408,600	

Total AC/HA:	0.06940	Total SF/SM:	3023	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	408,552	Spl Credit		Total:	408,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15095413
Const Adj.:	0.98980200
Adj $ / SQ:	205.059
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608442
Depreciation:	160629
Depreciated Total:	447813

COMMENTS

PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

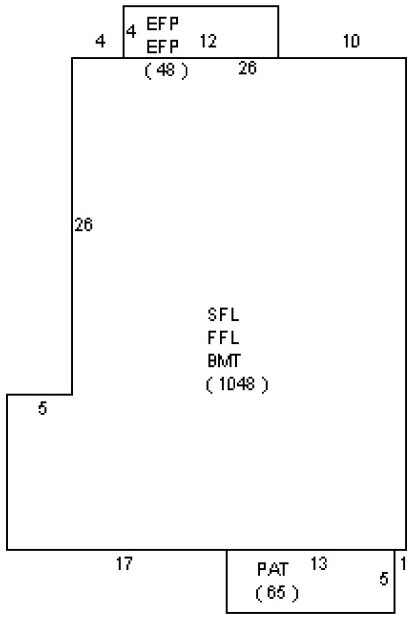
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	205.06
Special Features:	0	Val/Su Net:	135.49
Final Total:	447800	Val/Su SzAd	213.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,048	61.520	64,471
FFL	First Floor	1,048	205.060	214,902
SFL	Second Floor	1,048	205.060	214,902
EFP	Enclos Porch	96	55.020	5,282
PAT	Patio	65	5.940	386

Net Sketched Area:	3,305	Total:	499,943
Size Ad	2096	Gross Area	3305	FinArea	2096
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	